

Residential Sales Price Distribution for the Suburbs, YTD October 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Urban Affairs, Cleveland State University

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K
Bay Village	One Family	225	\$349,669	\$295,000	0	0	0	0	0	0	2	0.89	2	0.89	4	1.78	24
Bay Village	Condominium	8	\$345,625	\$331,500	0	0	0	0	0	0	0	0	0	0	1	12.5	0
Bay Village	New Construction (inferred)	7	\$296,429	\$150,000	0	0	0	0	3	42.86	0	0	0	0	1	14.29	1
Beachwood	One Family	153	\$408,586	\$345,000	0	0	0	0	0	0	0	0	0	0	1	0.65	6
Beachwood	Condominium	34	\$327,982	\$305,000	0	0	0	0	0	0	1	2.94	0	0	2	5.88	4
Beachwood	New Construction (inferred)	1	\$475,000	\$475,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bedford	One Family	185	\$119,150	\$113,000	3	1.62	20	10.81	28	15.14	34	18.38	28	15.14	25	13.51	37
Bedford	Two Family	10	\$121,925	\$126,500	0	0	0	0	2	20	2	20	1	10	2	20	3
Bedford	Condominium	14	\$66,964	\$59,250	4	28.57	4	28.57	1	7.14	3	21.43	2	14.29	0	0	0
Bedford	New Construction (inferred)	1	189000	189000	0	0	0	0	0	0	0	0	0	0	0	0	1
Bedford Heights	One Family	85	\$158,371	\$158,900	0	0	2	2.35	7	8.24	8	9.41	9	10.59	10	11.76	32
Bedford Heights	Condominium	1	114500	114500	0	0	0	0	0	0	0	0	1	100	0	0	0
Bentleyville	One Family	19	\$786,822	\$765,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	Two Family	1	\$410,000	\$410,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Bentleyville	New Construction (inferred)	4	296000	232500	0	0	0	0	0	0	0	0	0	0	2	50	0
Berea	One Family	229	\$184,725	\$176,000	1	0.44	2	0.87	6	2.62	6	2.62	18	7.86	31	13.54	92
Berea	Two Family	10	\$161,485	\$157,000	0	0	0	0	0	0	2	20	0	0	2	20	5
Berea	Condominium	15	\$96,894	\$76,532	0	0	6	40	3	20	2	13.33	0	0	1	6.67	2
Berea	New Construction (inferred)	2	177500	177500	0	0	1	50	0	0	0	0	0	0	0	0	0
Bratenahl	One Family	25	\$703,436	\$455,250	0	0	0	0	0	0	2	8	1	4	1	4	1
Bratenahl	Two Family	2	\$196,250	\$196,250	0	0	0	0	0	0	0	0	0	0	0	0	1
Bratenahl	Condominium	15	\$278,853	\$235,000	0	0	0	0	0	0	0	0	0	0	4	26.67	3
Bratenahl	New Construction (inferred)	3	178333	190000	0	0	0	0	0	0	0	0	1	33.33	0	0	1
Brecksville	One Family	162	\$427,019	\$387,000	0	0	1	0.62	0	0	0	0	0	0	3	1.85	4
Brecksville	Condominium	39	\$173,602	\$135,500	0	0	5	12.82	3	7.69	5	12.82	4	10.26	5	12.82	2
Brecksville	New Construction (inferred)	20	343487	340000	0	0	0	0	0	0	0	0	2	10	2	10	0
Broadview Heights	One Family	199	\$349,628	\$320,000	0	0	1	0.5	0	0	1	0.5	0	0	1	0.5	12
Broadview Heights	Condominium	77	\$137,034	\$139,900	1	1.3	7	9.09	7	9.09	7	9.09	8	10.39	28	36.36	7
Broadview Heights	New Construction (inferred)	24	265793	167500	0	0	1	4.17	1	4.17	1	4.17	0	0	3	12.5	10
Brook Park	One Family	260	\$161,692	\$164,500	0	0	2	0.77	5	1.92	12	4.62	25	9.62	48	18.46	131
Brook Park	Condominium	13	\$124,546	\$115,000	0	0	0	0	0	0	0	0	10	76.92	1	7.69	2
Brook Park	New Construction (inferred)	1	284500	284500	0	0	0	0	0	0	0	0	0	0	0	0	0

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
10.67	44	19.56	149	66.22
0	1	12.5	6	75
14.29	0	0	2	28.57
3.92	18	11.76	128	83.66
11.76	2	5.88	25	73.53
0	0	0	1	100
20	9	4.86	1	0.54
30	0	0	0	0
0	0	0	0	0
100	0	0	0	0
37.65	13	15.29	4	4.71
0	0	0	0	0
0	0	0	19	100
0	0	0	1	100
0	0	0	2	50
40.17	47	20.52	26	11.35
50	0	0	1	10
13.33	1	6.67	0	0
0	0	0	1	50
4	1	4	19	76
50	1	50	0	0
20	1	6.67	7	46.67
33.33	1	33.33	0	0
2.47	18	11.11	136	83.95
5.13	7	17.95	8	20.51
0	5	25	11	55
6.03	39	19.6	145	72.86
9.09	9	11.69	3	3.9
41.67	1	4.17	7	29.17
50.38	32	12.31	5	1.92
15.38	0	0	0	0
0	0	0	1	100

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Brooklyn	One Family	130	\$148,434	\$150,000	0	0	2	1.54	5	3.85	13	10	13	10	34	26.15	55
Brooklyn	Two Family	3	168033	161100	0	0	0	0	0	0	0	0	1	33.33	0	0	1
Brooklyn Heights	One Family	16	200846	186750	0	0	0	0	0	0	0	0	1	6.25	4	25	3
Brooklyn Heights	Two Family	1	\$235,000	\$235,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	One Family	67	\$475,741	\$420,000	0	0	0	0	0	0	0	0	0	0	0	0	3
Chagrin Falls	Two Family	1	\$275,000	\$275,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Chagrin Falls	Condominium	18	326271	140050	1	5.56	2	11.11	5	27.78	1	5.56	0	0	0	0	1
Chagrin Falls	New Construction (inferred)	1	\$180,000	\$180,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Chagrin Falls Township	One Family	2	\$962,500	\$962,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Cleveland	One Family	3139	\$111,654	\$90,000	609	19.4	465	14.81	431	13.73	275	8.76	313	9.97	389	12.39	323
Cleveland	Two Family	1241	91804	77000	305	24.58	199	16.04	216	17.41	169	13.62	107	8.62	90	7.25	72
Cleveland	Condominium	180	\$239,584	\$179,495	2	1.11	5	2.78	8	4.44	8	4.44	11	6.11	35	19.44	25
Cleveland Heights	One Family	701	\$188,305	\$160,000	6	0.86	27	3.85	47	6.7	61	8.7	71	10.13	98	13.98	166
Cleveland Heights	Two Family	97	\$194,232	\$180,000	0	0	1	1.03	2	2.06	9	9.28	9	9.28	11	11.34	29
Cleveland Heights	Condominium	47	177441	135000	2	4.26	0	0	6	12.77	2	4.26	8	17.02	8	17.02	9
Cleveland Heights	New Construction (inferred)	2	\$244,000	\$244,000	0	0	0	0	0	0	0	0	1	50	0	0	0
Cuyahoga Heights	One Family	3	171667	155000	0	0	0	0	0	0	0	0	0	0	1	33.33	1
Cuyahoga Heights	Two Family	2	\$155,000	\$155,000	0	0	0	0	0	0	1	50	0	0	0	0	0
East Cleveland	One Family	51	75251	39900	28	54.9	4	7.84	3	5.88	1	1.96	2	3.92	2	3.92	7
East Cleveland	Two Family	31	\$44,444	\$38,000	21	67.74	6	19.35	1	3.23	1	3.23	1	3.23	0	0	1
Euclid	One Family	663	\$115,948	\$115,000	24	3.62	66	9.95	95	14.33	105	15.84	106	15.99	145	21.87	98
Euclid	Two Family	50	\$122,226	\$126,000	1	2	4	8	2	4	4	8	13	26	21	42	5
Euclid	Condominium	59	48964	42000	36	61.02	15	25.42	4	6.78	0	0	2	3.39	2	3.39	0
Euclid	New Construction (inferred)	1	\$228,900	\$228,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairview Park	One Family	261	\$247,237	\$235,000	0	0	0	0	1	0.38	3	1.15	2	0.77	14	5.36	60
Fairview Park	Two Family	3	232667	248000	0	0	0	0	0	0	0	0	0	0	0	0	1
Fairview Park	Condominium	14	\$110,171	\$112,250	0	0	1	7.14	1	7.14	3	21.43	6	42.86	3	21.43	0
Garfield Heights	One Family	533	\$101,903	\$101,000	27	5.07	77	14.45	88	16.51	95	17.82	93	17.45	118	22.14	33
Garfield Heights	Two Family	47	102172	100000	1	2.13	3	6.38	11	23.4	10	21.28	12	25.53	9	19.15	1
Garfield Heights	New Construction (inferred)	2	\$148,000	\$148,000	0	0	0	0	0	0	0	0	1	50	0	0	1

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
42.31	8	6.15	0	0
33.33	1	33.33	0	0
18.75	4	25	4	25
0	1	100	0	0
4.48	7	10.45	57	85.07
0	0	0	1	100
5.56	0	0	8	44.44
100	0	0	0	0
0	0	0	2	100
10.29	147	4.68	187	5.96
5.8	35	2.82	48	3.87
13.89	23	12.78	63	35
23.68	92	13.12	133	18.97
29.9	20	20.62	16	16.49
19.15	4	8.51	8	17.02
0	0	0	1	50
33.33	1	33.33	0	0
0	1	50	0	0
13.73	4	7.84	0	0
3.23	0	0	0	0
14.78	14	2.11	10	1.51
10	0	0	0	0
0	0	0	0	0
0	1	100	0	0
22.99	80	30.65	101	38.7
33.33	1	33.33	1	33.33
0	0	0	0	0
6.19	2	0.38	0	0
2.13	0	0	0	0
50	0	0	0	0

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Gates Mills	One Family	50	\$649,705	\$562,450	0	0	0	0	0	0	0	0	0	0	0	0	1
Gates Mills	Two Family	2	495000	495000	0	0	0	0	0	0	0	0	0	0	0	0	0
Gates Mills	New Construction (inferred)	1	\$805,000	\$805,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwillow	One Family	3	\$263,333	\$275,000	0	0	0	0	0	0	0	0	1	33.33	0	0	0
Highland Heights	One Family	126	\$353,255	\$350,000	0	0	0	0	0	0	0	0	3	2.38	6	4.76	13
Highland Heights	Condominium	5	330980	340000	0	0	0	0	0	0	0	0	0	0	0	0	0
Highland Heights	New Construction (inferred)	4	\$350,000	\$187,500	0	0	0	0	0	0	0	0	0	0	1	25	1
Highland Hills	One Family	3	\$83,667	\$78,000	0	0	0	0	2	66.67	1	33.33	0	0	0	0	0
Hunting Valley	One Family	3	1878867	1536600	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunting Valley	New Construction (inferred)	1	\$800,000	\$800,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Independence	One Family	74	349531	285500	0	0	0	0	0	0	0	0	0	0	2	2.7	10
Independence	New Construction (inferred)	12	\$620,600	\$604,494	0	0	0	0	0	0	0	0	0	0	0	0	0
Lakewood	One Family	438	\$284,168	\$262,250	0	0	3	0.68	4	0.91	6	1.37	11	2.51	14	3.2	66
Lakewood	Two Family	201	\$252,527	\$250,000	0	0	0	0	0	0	2	1	0	0	7	3.48	26
Lakewood	Condominium	159	136878	121126	12	7.55	27	16.98	18	11.32	9	5.66	17	10.69	21	13.21	26
Lakewood	New Construction (inferred)	2	\$185,500	\$185,500	0	0	0	0	0	0	1	50	0	0	0	0	0
Lyndhurst	One Family	333	\$197,731	\$182,500	0	0	2	0.6	3	0.9	3	0.9	22	6.61	42	12.61	138
Lyndhurst	Two Family	1	170000	170000	0	0	0	0	0	0	0	0	0	0	0	0	1
Lyndhurst	Condominium	27	\$188,862	\$136,777	0	0	2	7.41	3	11.11	3	11.11	2	7.41	6	22.22	3
Maple Heights	One Family	381	\$91,441	\$90,000	33	8.66	69	18.11	71	18.64	68	17.85	73	19.16	53	13.91	14
Maple Heights	Two Family	6	\$113,550	\$104,700	0	0	0	0	3	50	0	0	0	0	2	33.33	1
Maple Heights	Condominium	40	47785	44950	31	77.5	0	0	9	22.5	0	0	0	0	0	0	0
Maple Heights	New Construction (inferred)	1	\$115,000	\$115,000	0	0	0	0	0	0	0	0	1	100	0	0	0
Mayfield	One Family	57	\$321,921	\$281,000	0	0	0	0	0	0	1	1.75	1	1.75	1	1.75	3
Mayfield	Condominium	1	189000	189000	0	0	0	0	0	0	0	0	0	0	0	0	1
Mayfield	New Construction (inferred)	5	\$86,000	\$80,000	0	0	0	0	4	80	0	0	1	20	0	0	0
Mayfield Heights	One Family	284	\$195,506	\$175,000	0	0	2	0.7	2	0.7	11	3.87	21	7.39	42	14.79	109
Mayfield Heights	Condominium	60	166225	150950	0	0	1	1.67	1	1.67	3	5	11	18.33	14	23.33	18
Mayfield Heights	New Construction (inferred)	5	\$453,580	\$565,000	0	0	1	20	0	0	1	20	0	0	0	0	0

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
2	3	6	46	92
0	0	0	2	100
0	0	0	1	100
0	0	0	2	66.67
10.32	10	7.94	94	74.6
0	0	0	5	100
25	1	25	1	25
0	0	0	0	0
0	0	0	3	100
0	0	0	1	100
13.51	13	17.57	49	66.22
0	0	0	12	100
15.07	92	21	242	55.25
12.94	70	34.83	96	47.76
16.35	13	8.18	16	10.06
0	0	0	1	50
41.44	70	21.02	53	15.92
100	0	0	0	0
11.11	0	0	8	29.63
3.67	0	0	0	0
16.67	0	0	0	0
0	0	0	0	0
0	0	0	0	0
5.26	10	17.54	41	71.93
100	0	0	0	0
0	0	0	0	0
38.38	51	17.96	46	16.2
30	4	6.67	8	13.33
0	0	0	3	60

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Middleburg Heights	One Family	187	\$221,052	\$220,000	0	0	0	0	1	0.53	2	1.07	3	1.6	19	10.16	44
Middleburg Heights	Two Family	4	\$213,750	\$210,000	0	0	0	0	0	0	0	0	0	0	0	0	1
Middleburg Heights	Condominium	40	102983	93625	0	0	4	10	12	30	7	17.5	5	12.5	9	22.5	3
Middleburg Heights	New Construction (inferred)	11	\$256,243	\$310,000	0	0	0	0	2	18.18	0	0	0	0	0	0	1
Moreland Hills	One Family	48	\$634,118	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Two Family	1	\$625,000	\$625,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Moreland Hills	Condominium	3	175000	175000	0	0	0	0	0	0	0	0	0	0	0	0	3
Moreland Hills	New Construction (inferred)	4	\$260,325	\$257,850	0	0	0	0	0	0	0	0	0	0	0	0	0
Newburgh Heights	One Family	25	\$76,662	\$63,500	3	12	10	40	1	4	6	24	5	20	0	0	0
Newburgh Heights	Two Family	18	73389	67500	2	11.11	7	38.89	1	5.56	7	38.89	1	5.56	0	0	0
Newburgh Heights	New Construction (inferred)	1	\$72,000	\$72,000	0	0	0	0	1	100	0	0	0	0	0	0	0
North Olmsted	One Family	389	216651	211500	0	0	2	0.51	0	0	10	2.57	7	1.8	37	9.51	114
North Olmsted	Condominium	111	\$102,158	\$76,000	14	12.61	26	23.42	21	18.92	10	9.01	15	13.51	5	4.5	4
North Randall	One Family	4	\$129,375	\$141,250	0	0	0	0	1	25	0	0	0	0	1	25	2
North Royalton	One Family	235	\$294,789	\$275,000	0	0	2	0.85	0	0	3	1.28	4	1.7	6	2.55	32
North Royalton	Two Family	4	\$290,125	\$266,750	0	0	0	0	0	0	0	0	0	0	0	0	0
North Royalton	Condominium	109	107497	104500	6	5.5	15	13.76	14	12.84	22	20.18	22	20.18	15	13.76	13
North Royalton	New Construction (inferred)	33	\$328,747	\$400,000	0	0	2	6.06	3	9.09	1	3.03	3	9.09	2	6.06	4
Oakwood	One Family	30	\$168,358	\$157,000	0	0	2	6.67	3	10	3	10	3	10	4	13.33	6
Olmsted Falls	One Family	111	\$243,455	\$225,000	0	0	1	0.9	0	0	2	1.8	1	0.9	0	0	27
Olmsted Falls	Condominium	64	136998	133750	0	0	1	1.56	5	7.81	4	6.25	13	20.31	20	31.25	17
Olmsted Falls	New Construction (inferred)	12	\$261,028	\$326,548	0	0	2	16.67	1	8.33	1	8.33	0	0	0	0	0
Olmsted Township	One Family	130	\$258,352	\$258,750	1	0.77	1	0.77	2	1.54	5	3.85	2	1.54	2	1.54	21
Olmsted Township	Condominium	2	96000	96000	0	0	0	0	0	0	2	100	0	0	0	0	0
Olmsted Township	New Construction (inferred)	19	\$185,136	\$221,800	0	0	4	21.05	1	5.26	0	0	0	0	2	10.53	0
Orange	One Family	38	\$472,776	\$432,500	0	0	0	0	0	0	0	0	1	2.63	0	0	2
Orange	Condominium	14	479053	467500	0	0	0	0	0	0	0	0	0	0	0	0	0
Orange	New Construction (inferred)	16	\$614,275	\$608,875	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	One Family	1227	\$162,943	\$157,900	2	0.16	13	1.06	36	2.93	71	5.79	109	8.88	301	24.53	482
Parma	Two Family	48	\$177,771	\$180,000	0	0	0	0	0	0	1	2.08	3	6.25	7	14.58	27
Parma	Condominium	43	114949	116000	1	2.33	6	13.95	5	11.63	2	4.65	13	30.23	10	23.26	4

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
23.53	63	33.69	55	29.41
25	3	75	0	0
7.5	0	0	0	0
9.09	0	0	8	72.73
0	0	0	48	100
0	0	0	1	100
100	0	0	0	0
0	2	50	2	50
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
29.31	105	26.99	114	29.31
3.6	16	14.41	0	0
50	0	0	0	0
13.62	54	22.98	134	57.02
0	1	25	3	75
11.93	0	0	2	1.83
12.12	0	0	18	54.55
20	4	13.33	5	16.67
24.32	35	31.53	45	40.54
26.56	4	6.25	0	0
0	0	0	8	66.67
16.15	27	20.77	69	53.08
0	0	0	0	0
0	9	47.37	3	15.79
5.26	2	5.26	33	86.84
0	0	0	14	100
0	0	0	16	100
39.28	156	12.71	57	4.65
56.25	10	20.83	0	0
9.3	2	4.65	0	0

Residential Sales Price Distribution for the Suburbs, YTD October 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Urban Affairs, Cleveland State University

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K
Parma	New Construction (inferred)	5	\$179,790	\$155,000	0	0	0	0	2	40	0	0	0	0	0	0	1
Parma Heights	One Family	271	\$166,502	\$165,000	0	0	1	0.37	10	3.69	11	4.06	18	6.64	48	17.71	141
Parma Heights	Two Family	8	\$196,563	\$204,350	0	0	0	0	1	12.5	0	0	0	0	0	0	3
Parma Heights	Condominium	23	76235	69000	1	4.35	9	39.13	6	26.09	4	17.39	3	13.04	0	0	0
Parma Heights	New Construction (inferred)	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Pepper Pike	One Family	129	577954	504000	0	0	0	0	0	0	0	0	0	0	0	0	1
Pepper Pike	New Construction (inferred)	9	\$651,272	\$716,900	0	0	0	0	0	0	0	0	0	0	0	0	0
Richmond Heights	One Family	110	198330	195500	0	0	0	0	3	2.73	3	2.73	6	5.45	18	16.36	29
Richmond Heights	Condominium	18	\$124,200	\$132,500	0	0	3	16.67	0	0	2	11.11	2	11.11	8	44.44	3
Rocky River	One Family	223	\$451,698	\$367,500	0	0	0	0	1	0.45	0	0	0	0	1	0.45	10
Rocky River	Two Family	3	244100	249900	0	0	0	0	0	0	0	0	0	0	0	0	0
Rocky River	Condominium	113	\$164,425	\$99,999	3	2.65	15	13.27	22	19.47	19	16.81	2	1.77	8	7.08	9
Rocky River	New Construction (inferred)	1	\$850,000	\$850,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Seven Hills	One Family	175	\$241,196	\$243,200	0	0	1	0.57	2	1.14	1	0.57	3	1.71	8	4.57	33
Seven Hills	Condominium	1	\$200,700	\$200,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shaker Heights	One Family	402	\$351,667	\$307,000	1	0.25	2	0.5	7	1.74	9	2.24	5	1.24	18	4.48	47
Shaker Heights	Two Family	62	208195	179250	0	0	1	1.61	2	3.23	1	1.61	2	3.23	7	11.29	26
Shaker Heights	Condominium	61	\$99,123	\$80,000	14	22.95	12	19.67	5	8.2	7	11.48	4	6.56	5	8.2	10
Shaker Heights	New Construction (inferred)	4	\$131,250	\$130,000	0	0	0	0	1	25	0	0	1	25	1	25	1
Solon	One Family	308	\$407,096	\$346,500	0	0	0	0	0	0	0	0	1	0.32	2	0.65	12
Solon	Two Family	1	125000	125000	0	0	0	0	0	0	0	0	1	100	0	0	0
Solon	Condominium	10	\$159,480	\$166,000	0	0	0	0	0	0	3	30	1	10	0	0	4
Solon	New Construction (inferred)	26	\$230,068	\$192,500	0	0	1	3.85	2	7.69	3	11.54	2	7.69	2	7.69	5
South Euclid	One Family	466	\$148,695	\$139,605	5	1.07	10	2.15	32	6.87	62	13.3	78	16.74	88	18.88	122
South Euclid	Two Family	17	158744	160500	0	0	1	5.88	0	0	1	5.88	2	11.76	2	11.76	7
South Euclid	Condominium	31	\$73,652	\$52,600	9	29.03	14	45.16	2	6.45	2	6.45	0	0	1	3.23	0
South Euclid	New Construction (inferred)	1	\$135,000	\$135,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Strongsville	One Family	554	\$308,431	\$290,000	0	0	0	0	2	0.36	3	0.54	5	0.9	14	2.53	56
Strongsville	Two Family	5	177000	169000	0	0	0	0	0	0	1	20	0	0	0	0	2
Strongsville	Condominium	47	\$170,099	\$173,000	0	0	0	0	2	4.26	0	0	3	6.38	9	19.15	22
Strongsville	New Construction (inferred)	32	\$394,598	\$453,312	0	0	0	0	2	6.25	3	9.38	0	0	1	3.13	0

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
20	0	0	2	40
52.03	31	11.44	11	4.06
37.5	4	50	0	0
0	0	0	0	0
0	0	0	0	0
0.78	3	2.33	125	96.9
0	0	0	9	100
26.36	26	23.64	25	22.73
16.67	0	0	0	0
4.48	16	7.17	195	87.44
0	2	66.67	1	33.33
7.96	11	9.73	24	21.24
0	0	0	1	100
18.86	59	33.71	68	38.86
0	1	100	0	0
11.69	57	14.18	256	63.68
41.94	19	30.65	4	6.45
16.39	3	4.92	1	1.64
25	0	0	0	0
3.9	44	14.29	249	80.84
0	0	0	0	0
40	1	10	1	10
19.23	7	26.92	4	15.38
26.18	36	7.73	33	7.08
41.18	4	23.53	0	0
0	3	9.68	0	0
0	0	0	0	0
10.11	101	18.23	373	67.33
40	2	40	0	0
46.81	11	23.4	0	0
0	1	3.13	25	78.13

Residential Sales Price Distribution for the Suburbs, YTD October 2021

Source: Cuyahoga County Fiscal Office

Prepared by Northern Ohio Data and Information Service (NODIS), Levin College of Urban Affairs, Cleveland State University

Area	Type of Property	Number of Sales	Average Sale Price	Median Sale Price	Sales < \$45K	Percent < \$45K	Sales \$45K to \$65K	Percent \$45K to \$65K	Sales \$65K to \$85K	Percent \$65K to \$85K	Sales \$85K to \$105K	Percent \$85K to \$105K	Sales \$105K to \$125K	Percent \$105K to \$125K	Sales \$125K to \$150K	Percent \$125K to \$150K	Sales \$150K to \$200K
University Heights	One Family	281	\$217,061	\$210,000	0	0	0	0	5	1.78	7	2.49	11	3.91	30	10.68	81
University Heights	Two Family	29	168729	170000	0	0	0	0	1	3.45	2	6.9	1	3.45	4	13.79	16
University Heights	Condominium	3	\$168,333	\$165,000	0	0	0	0	0	0	0	0	0	0	0	0	3
University Heights	New Construction (inferred)	2	\$442,619	\$442,619	0	0	0	0	0	0	0	0	0	0	0	0	0
Valley View	One Family	15	279733	315000	0	0	1	6.67	0	0	0	0	0	0	2	13.33	0
Valley View	Two Family	1	\$149,000	\$149,000	0	0	0	0	0	0	0	0	0	0	1	100	0
Valley View	New Construction (inferred)	1	\$76,000	\$76,000	0	0	0	0	1	100	0	0	0	0	0	0	0
Walton Hills	One Family	20	\$256,350	\$260,000	0	0	0	0	0	0	0	0	1	5	0	0	2
Walton Hills	New Construction (inferred)	4	\$88,600	\$74,700	0	0	1	25	2	50	0	0	0	0	1	25	0
Warrensville Heights	One Family	90	106566	96750	6	6.67	10	11.11	20	22.22	15	16.67	14	15.56	13	14.44	7
Warrensville Heights	Two Family	1	\$58,000	\$58,000	0	0	1	100	0	0	0	0	0	0	0	0	0
Warrensville Heights	Condominium	58	\$33,919	\$31,000	51	87.93	7	12.07	0	0	0	0	0	0	0	0	0
Westlake	One Family	289	\$419,548	\$375,000	0	0	0	0	0	0	2	0.69	2	0.69	7	2.42	24
Westlake	Two Family	1	125000	125000	0	0	0	0	0	0	0	0	1	100	0	0	0
Westlake	Condominium	169	\$241,116	\$185,000	0	0	5	2.96	7	4.14	9	5.33	25	14.79	24	14.2	23
Westlake	New Construction (inferred)	43	392782	350610	0	0	0	0	0	0	0	0	1	2.33	0	0	11
Woodmere	One Family	4	\$201,625	\$206,750	0	0	0	0	0	0	1	25	0	0	0	0	1
City of Cleveland	One Family	3139	111654	90000	609	19.4	465	14.81	431	13.73	275	8.76	313	9.97	389	12.39	323
City of Cleveland	Two Family	1241	\$91,804	\$77,000	305	24.58	199	16.04	216	17.41	169	13.62	107	8.62	90	7.25	72
City of Cleveland	Condominium	180	\$239,584	\$179,495	2	1.11	5	2.78	8	4.44	8	4.44	11	6.11	35	19.44	25
Eastern Suburbs	One Family	5697	\$221,019	\$160,250	136	2.39	304	5.34	418	7.34	496	8.71	556	9.76	721	12.66	974
Eastern Suburbs	Two Family	380	153573	143450	25	6.58	24	6.32	25	6.58	38	10	43	11.32	59	15.53	91
Eastern Suburbs	Condominium	519	\$142,929	\$100,000	148	28.52	60	11.56	36	6.94	27	5.2	33	6.36	50	9.63	62
Eastern Suburbs	New Construction (inferred)	100	\$341,544	\$223,950	0	0	3	3	11	11	4	4	8	8	8	8	11
Western Suburbs	One Family	5785	\$254,927	\$220,000	4	0.07	32	0.55	75	1.3	153	2.64	226	3.91	598	10.34	1441
Western Suburbs	Two Family	291	232554	235000	0	0	0	0	1	0.34	6	2.06	5	1.72	16	5.5	66
Western Suburbs	Condominium	1047	\$149,782	\$124,500	38	3.63	127	12.13	126	12.03	105	10.03	146	13.94	160	15.28	134
Western Suburbs	New Construction (inferred)	225	\$335,211	\$316,260	0	0	11	4.89	15	6.67	7	3.11	6	2.67	11	4.89	28
Total: All Suburbs	One Family	11482	\$238,103	\$191,000	140	1.22	336	2.93	493	4.29	649	5.65	782	6.81	1319	11.49	2415
Total: All Suburbs	Two Family	671	187825	181500	25	3.73	24	3.58	26	3.87	44	6.56	48	7.15	75	11.18	157
Total: All Suburbs	Condominium	1566	\$147,511	\$120,000	186	11.88	187	11.94	162	10.34	132	8.43	179	11.43	210	13.41	196
Total: All Suburbs	New Construction (inferred)	325	\$337,159	\$290,300	0	0	14	4.31	26	8	11	3.38	14	4.31	19	5.85	39

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
28.83	60	21.35	87	30.96
55.17	5	17.24	0	0
100	0	0	0	0
0	0	0	2	100
0	1	6.67	11	73.33
0	0	0	0	0
0	0	0	0	0
10	5	25	12	60
0	0	0	0	0
7.78	4	4.44	1	1.11
0	0	0	0	0
0	0	0	0	0
8.3	29	10.03	225	77.85
0	0	0	0	0
13.61	15	8.88	61	36.09
25.58	3	6.98	28	65.12
25	1	25	1	25
10.29	147	4.68	187	5.96
5.8	35	2.82	48	3.87
13.89	23	12.78	63	35
17.1	548	9.62	1544	27.1
23.95	50	13.16	25	6.58
11.95	18	3.47	85	16.38
11	12	12	43	43
24.91	1053	18.2	2203	38.08
22.68	95	32.65	102	35.05
12.8	91	8.69	120	11.46
12.44	19	8.44	128	56.89
21.03	1601	13.94	3747	32.63
23.4	145	21.61	127	18.93
12.52	109	6.96	205	13.09
12	31	9.54	171	52.62

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Total: Cuyahoga County	One Family	14621	\$210,955	\$170,000	749	5.12	801	5.48	924	6.32	924	6.32	1095	7.49	1708	11.68	2738
Total: Cuyahoga County	Two Family	1912	\$125,502	\$100,000	330	17.26	223	11.66	242	12.66	213	11.14	155	8.11	165	8.63	229
Total: Cuyahoga County	Condominium	1746	\$157,003	\$125,000	188	10.77	192	11	170	9.74	140	8.02	190	10.88	245	14.03	221
Total: Cuyahoga County	New Construction (inferred)	325	\$337,159	\$290,300	0	0	14	4.31	26	8	11	3.38	14	4.31	19	5.85	39

Percent \$150K to \$200K	Sales \$200K to \$250K	Percent \$200K to \$250K	Sales \$> \$250K	Percent \$> \$250K
18.73	1748	11.96	3934	26.91
11.98	180	9.41	175	9.15
12.66	132	7.56	268	15.35
12	31	9.54	171	52.62